

170.A

Map

0004

Block

0006.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 544,400 /

USE VALUE: 544,400 /

ASSESSed: 544,400 /

Total Card /

Total Parcel

544,400

544,400

544,400

PROPERTY LOCATION

No

Alt No

Direction/Street/City

34

SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HODGES CHRISTOPHER & DANIKA

Owner 2:

Owner 3:

Street 1: 34 SURRY RD #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: HOBIE DAVID -

Owner 2: HOBIE WELLS JEANNE -

Street 1: 34 SURRY RD #2

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Wood Shingle Exterior and 1323 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7233

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

102

0.000

544,400

544,400

Total Card

0.000

544,400

544,400

Total Parcel

0.000

544,400

544,400

Source: Market Adj Cost

Total Value per SQ unit /Card: 411.49

/Parcel: 411.49

Legal Description

User Acct

230252

GIS Ref

GIS Ref

Insp Date

09/20/18

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

170.A-0004-0006.0

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

102

FV

544,400

0

.

544,400

Year end

12/23/2021

2021

102

FV

528,600

0

.

528,600

Year End Roll

12/10/2020

2020

102

FV

520,700

0

.

520,700

520,700

Year End Roll

12/18/2019

2019

102

FV

501,600

0

.

501,600

501,600

Year End Roll

1/3/2019

2018

102

FV

443,800

0

.

443,800

443,800

Year End Roll

12/20/2017

2017

102

FV

404,700

0

.

404,700

404,700

Year End Roll

1/3/2017

2016

102

FV

404,700

0

.

404,700

404,700

Year End

1/4/2016

2015

102

FV

374,100

0

.

374,100

374,100

Year End Roll

12/11/2014

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

HOBIE DAVID,

59307-144

6/15/2012

367,500

No

No

HOBIE DAVID

48712-570

12/21/2006

Family

100

No

No

VERHOVEN ALICE/

32966-214

5/31/2001

331,500

No

No

4

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

1/18/2018

56

Redo Kit

24,200

C

ACTIVITY INFORMATION

Date

Result

By

Name

9/20/2018

Left Notice

DGM

D Mann

9/20/2018

Measured

DGM

D Mann

9/15/2012

MLS

EMK

Ellen K

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99 - Condo Conv	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:		
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1921	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	55.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:	2	- Gas	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	407.592
Other Features:	68750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668793
Depreciation:	124396
Depreciated Total:	544398

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	6	3	2
Totals				
	1	6	3	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,323	407.590	539,24
Net Sketched Area:		1,323	Total:	539,24
Size Ad	1323	Gross Area	1323	FinArea

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
4						
4						
3						

IMAGE

AssessPro Patriot Properties, Inc

